

This instrument was prepared by

343

(Name) COURTNEY H. MASON, JR., P.A.

(Address) P. O. BOX 1007, ALABASTER, ALABAMA 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-FOUR THOUSAND NINE HUNDRED AND NO/100TH (\$64,900.00) DOLLARS

to the undersigned grantor, LANGSTON BUILDERS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

DAVID E. POSEY AND WIFE, LEAH A. POSEY

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA, TO-WIT:

Lot 42, according to the survey of Scottsdale, Third Addition, as recorded in Map Book 8 Page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$61,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: P. O. Box 9, Pelham, AL 35124

GRANTEES' ADDRESS: 1215 Michael Drive, Alabaster, AL 35007

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TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, CHARLES L. LANGSTON who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3RD day of FEBRUARY 19 84

ATTEST

Deed Tax 3.50
Rec 1.50
Filed 1.00
6.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

LANGSTON BUILDERS, INC.

By Charles L. Langston
CHARLES L. LANGSTON, President

STATE OF ALABAMA
COUNTY OF SHELBY

1984 FEB -8 PM 12:46

see Mtg 443-200

JUDGE OF PROBATE

I, THE UNDERSIGNED State, hereby certify that CHARLES L. LANGSTON whose name as THE President of LANGSTON BUILDERS, INC. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 3RD day of

FEBRUARY, 19 84

Notary Public